



Town of Harpswell
Planning Board Minutes
September 16, 2015
Adopted October 21, 2015

Members Present

David I. Chipman, Chair
Paul Standridge, Vice Chair
Burr Taylor
Aaron Fuchs
Debora Levensailor

Members Absent

John Papacosma, Associate Member
Frank Wright IV, Associate Member

Staff Present

Diane Plourde, Recording Secretary

The Town of Harpswell Planning Board meeting was called to order at 6:30 p.m. by David Chipman, Chair. The Pledge of Allegiance was recited.

Old Business: None

New Business: 15-09-01 – Emile Clavet (Applicant), Quahog Bay LLC (Owner) Map 48 Lot 93 – Birch Run/Tondreau Point, Harpswell – Subdivision Preliminary Plan Submission for a two-acre lot subdivision

Emile Clavet, representing Quahog Bay gave a history of the ownership of the property within the Tondreau Point dating back to 1850 census naming a Charity Griffin who lived in Harpswell, fighting for her rights to own this property, thus the proposed name given to this new subdivision, *Charity Shore*. He explained the dimensions of the property with the right-of-way and wetlands and how the land dictates the placement of the road and house lots.

Public Hearing: The Chair indicated the concern for drainage, where it goes after spring runoff, and easements for the drainage areas. Mr. Clavet stated they have consulted with their attorney regarding the drainage easements and this will be made available. He explained the placement of the culverts and feels the stormwater has been covered.

Burr Taylor asked the reason they chose not to use the Flexible Lot Size. Andy Deshais explained that this project was mainly dictated by the road. He felt this land held some restrictions relating to the natural topography features. Discussion continued around the issues of lot size and the placement of culverts and stormwater drainage.

Mr. George Deyett, an abutter stated his concerns about storm drainage and the impact on the subsurface water and how this will affect his property. He asked how this will be addressed within the plans. Mr. Deshais noted that the Rasom Engineering Corp has looked at this and sees no problem and the culvert drains directly into the cove.

Deidra Stratham, member of the Conservation Commission stated the concerns on the focus areas with valuable water areas trying to protect those areas. The focus area that includes property high value habitat for waterfowl, wading birds, impact this development has on water resources as it flows into Brickyard Cove. Another concern is that future homeowners be encouraged to have

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natural buffers on greenery to help slow the runoff. Mr. Clavet says they as well are interested in maintaining the beauty and integrity of the land. He asked for a list from the Commission of their concerns.

Sherry Deyett, an abutter, asked about the recommendations made by the Ransom Project. Mr. Taylor read from the report:

1. The existing ditch erosion should be addressed with additional erosion control silt socks or riprap check dams. The eroded areas should be re-seeded and mulched or jute mesh protection provided.
2. The recently disturbed areas at the cul-de-sac should be loamed, seeded, and mulched.
3. New driveway entrances requiring a driveway culvert should be protected as the roadway cross culverts were protected.
4. It is recommended that the individual lot development be protected in accordance with best management practices (Maine DEP most recent version.)

Aaron Fuchs moved seconded by Debora Levensailor for Ransom Consulting Inc. to use the Stormwater Management Analysis that they have to submit as part of the final plan. Unanimous Approval

Aaron Fuchs moved seconded by Debora Levensailor to amend the motion that prior to engaging Gorrill Palmer an estimate of cost is provided. Unanimous Approval

Draft Ordinance Changes: The Board reviewed submitted paperwork. The Planner explained in detail the draft changes within the Shoreland Zoning and Basic Land Use Ordinances.

Consideration of minutes of June 17, 2015

Aaron Fuchs moved seconded by Debora Levensailor to accept the minutes of June 17, 2015 as presented. Unanimous Approval

Planner's Update: A question was raised if there was a better time and date to hold site visits. The Board agreed to hold the next site visit at 10:00AM on the Friday prior to the Planning Board meetings. The Associate members will be informed.

Other Business: None

Communications: None

Adjournment: Meeting adjourned at 8:15PM

Respectfully submitted by:

Diane E. Plourde
Recording Secretary